

BK 0466 PG 0217

STATE MS.-DESOTO CO.

Prepared by and Return to
Bridgforth & Buntin
P. O. Box 241
Southaven, Ms 38671
601-393-4450

MAR 2 10 39 AM '04

bx
mc

WARRANTY DEED

BK 466 PG 217
ALE. GAVIS CH. CLK.

NORMAN MCCALL, ET UX

GRANTOR(S)

TO

JIM POWERS, LLC,
A MISSISSIPPI LIMITED LIABILITY COMPANY

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NORMAN MCCALL AND WIFE, WILMA SUE MCCALL, do hereby sell, convey and warrant unto JIM POWERS, LLC, a Mississippi Limited Liability Company, the land lying and being situated in the City of Southaven, DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 3, Kroger Plaza Shopping Center Subdivision in Section 24, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 23, Page 19, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is made subject to indebtedness owed to BancorpSouth Bank secured by Deed of Trust recorded in Real Estate Trust Deed Book 1214, Page 175 and rerecorded in Deed of Trust Book 1234, Page 398, both in the office of the Chancery Clerk of DeSoto County, Mississippi, securing balance as of the date of this instrument of \$295,684.52. This indebtedness is not assumed by Grantee and Grantors retain the obligation to pay this indebtedness when due.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Southaven, DeSoto County, Mississippi, and further subject to the building set back lines and easements as are shown on the recorded plat.

Taxes for the year 2004 are to be prorated between the parties and possession is given with delivery of this deed.

WITNESS my signature this 1st day of March, 2004.

Norman B McCall
Norman McCall

Wilma S McCall
Wilma Sue McCall

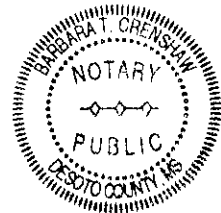
STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 1st day of March, 2004, within my jurisdiction, the within named Norman McCall and wife, Wilma Sue McCall, who acknowledged that they executed the above and foregoing instrument.

Barbara J Gresham
Notary Public

My Commission Expires:



MY COMMISSION EXPIRES:
November 28, 2004

Grantors' Address:

3893 Meadow Lane
Olive Branch, MS 38671
(H) 662-895-3765
(B) 662-393-8563

Grantees' Address:

445 Stateline Rd. East
Southaven, MS 38671
(B) 662-393-8563